

**ORDINANCE # 010-15; ADOPTED 03/17/2015**

**AN AMENDMENT TO THE COWETA COUNTY ZONING AND DEVELOPMENT ORDINANCE.**

**BE IT ORDAINED** by the Board of Commissioners of Coweta County, Georgia: and

**IT IS HEREBY ORDAINED BY THE AUTHORITY OF THE SAME THAT THE COWETA COUNTY ZONING AND DEVELOPMENT ORDINANCE BE AMENDED AS FOLLOWS:**

**ADD** the following new item, in alphabetical order, in Article 3. Definitions of Terms., Section 31. Listing of definitions.:

*“Guest House:* A detached accessory building used to house guests of the occupants of the principal building, and which is never rented or offered for rent.”

**ADD** the following new item under *Section 72. Permitted Uses* in Article 7. RC – Rural Conservation District:

- “10. Guest houses, provided the following standards and regulations are met:
- a) Guest houses are accessory buildings and shall be limited to one (1) such structure per lot and shall not include manufactured, mobile, or modular structures. Guest houses shall meet the yard setbacks of the principal structure.
  - b) The guest house and principal dwelling shall be located on the same lot, which shall be a minimum of ten (10) acres in size.
  - c) The principal dwelling must exist on-site and be occupied.
  - d) The guest house shall not exceed 1,000 square feet, nor be less than 500 square feet.
  - e) The exterior materials on the guest house shall mirror the exterior materials on the principal dwelling; however, the Building Official may allow the use of other materials, provided they are equal to or superior to the principal dwelling.
  - f) The guest house shall comply with the building height and yard regulations of the zoning district. Additionally, the guest house must be constructed closer to the principal dwelling than the guest house is to any principal dwelling on any neighboring property.
  - g) The guest house is exclusively for housing members of the family and their non-paying guests. Rental of such dwelling is strictly prohibited.
  - h) Future subdivision of the property which would place the guest house on a separate lot from the principal dwelling shall require the guest house to be brought into compliance with the minimum square footage requirements for a principal dwelling in the zoning district and all other requirements of Article 23. Dimensional Standards.
  - i) Owner of the Property shall sign a Deed of use Restriction regulating the construction and use of the Guest House. Said Deed Restriction shall be properly recorded in the official records of Coweta County, Georgia. A copy shall be provided to the Coweta County Planning and Zoning Department upon completion.”

**ADD** the following new item under *Section 201. Permitted Uses* in *Article 20. CC Cedar Creek District*:

- “(7) Guest houses, provided the following standards and regulations are met:
- a) Guest houses are accessory buildings and shall be limited to one (1) such structure per lot and shall not include manufactured, mobile, or modular structures. Guest houses shall meet the yard setbacks of the principal structure.
  - b) The guest house and principal dwelling shall be located on the same lot, which shall be a minimum of ten (10) acres in size.
  - c) The principal dwelling must exist on-site and be occupied.
  - d) The guest house shall not exceed 1,000 square feet, nor be less than 500 square feet.
  - e) The exterior materials on the guest house shall mirror the exterior materials on the principal dwelling; however, the Building Official may allow the use of other materials, provided they are equal to or superior to the principal dwelling.
  - f) The guest house shall comply with the building height and yard regulations of the zoning district. Additionally, the guest house must be constructed closer to the principal dwelling than the guest house is to any principal dwelling on any neighboring property.
  - g) The guest house is exclusively for housing members of the family and their non-paying guests. Rental of such dwelling is strictly prohibited.
  - h) Future subdivision of the property which would place the guest house on a separate lot from the principal dwelling shall require the guest house to be brought into compliance with the minimum square footage requirements for a principal dwelling in the zoning district and all other requirements of Article 23. Dimensional Standards.
  - i) Owner of the Property shall sign a Deed of use Restriction regulating the construction and use of the Guest House. Said Deed Restriction shall be properly recorded in the official records of Coweta County, Georgia. A copy shall be provided to the Coweta County Planning and Zoning Department upon completion.”

**SO ORDAINED IN OPEN SESSION, LAWFULLY ASSEMBLED AFTER PUBLIC NOTICE AND HEARING AS PROVIDED BY GEORGIA LAW, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.**

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Chairman

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Attest: \_\_\_\_\_  
County Clerk